

at home

with DGC

WINTER 2022

WINTER DECORATING
TIPS & TRENDS

BUTTERY ALMOND CAKE

WINTER SAFETY

WHAT IS A CRS?

HOT SPRINGS VILLAGE
SNAPSHOT



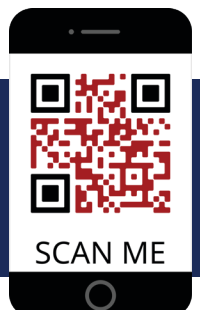
Designs Group Consulting



Kathy Sherman
Executive Broker

RE/MAX Hot Springs Village

Kathy Sherman, Realtor®
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It's my pleasure to provide this magazine to you. Please keep me in mind if you or an acquaintance are in the market for buying or selling a home in Hot Springs Village, I would love to be of assistance! Call me at 501-922-8277. And don't forget my website is available 24/7 with more information about Hot Springs Village and a property search option—KathyShermanHSV.com.

P.S. If your friend or family member would like a copy of this magazine, send me an email KShermanREMAX@gmail.com. I'd be happy to mail one ASAP.

P.P.S. Do you already receive my monthly newsletter in your email? If not, please let me know, I'll make sure you start receiving it.

The 2021 housing market was a whirlwind—a true sellers' market—in Hot Springs Village. I've been a REALTOR® in Hot Springs Village for 17 years, and I've never seen a market like this! Due to low inventory, home sale prices increased an average of 25% or more, and bidding wars were all the rage.

It looks like the seller's market will continue in the early months of 2022. Don't miss the opportunity to list your house at an amazing selling price. Property lots will continue to be in higher demand as well. In the most demand are golf course frontage lots, lake frontage

lots, and property lots with mountain/golf/water views. The new year may be a great time to build your dream home. Call me to find out about the best builders in the area.

Wishing
you a cozy
winter and
Happy New
Year!
- Kathy
Sherman



Kathy Sherman
Executive Broker



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10 WINTER DECORATING STYLE IDEAS

1. While the weather outside can get frightful, your own home is just the place to stay all warm and cozy inside. Add an even more cozy touch to your home by adding some DIY sweater accent pillows. How? Break out the sewing machine, an old throw pillow, and the old sweater hanging in the back of your closet that you've been keeping for years, and get to work. Once you sew the old sweater over the old throw pillow, you will have a new accent piece to go in your living room or on top of your bed. Not into sewing? Add furry throw pillows around the house instead.

2. Another fun way to spruce up your home during the winter is to bring the pinecones inside. There are a lot of ways to decorate with pinecones. You can put a bunch together to make a centerpiece, wrap a few in yarn and set them on the mantle, or you can even paint a couple and put them in a glass vase for display.

3. With the winter season comes a whole new year. After the holidays are over, ditch the red and green and accent your home with beautiful hues of mustard yellow, cranberry red, or eggplant purple. These colors in your home will not be too bright but will add just the right amount of color to the dreary winter days ahead.

4. In winter, your mudroom will see its busiest days with kids tracking snow boots in and out and taking jackets on and off on their way to and from school. Prepare the room for them early this season by adding a shelf bench and a coat rack to your mudroom. These two small additions will be a game changer this winter.

5. Is your home feeling dead in the dead of winter? Liven things up a bit by adding some greenery to your scene. Whether it's on the mantle, above your door, or wrapped around the staircase railing, greenery and garland can make any room feel a little more alive. Want greenery but

without the stress? Try succulents—they are small, easy to maintain, and make cute center-pieces.

6. If you want to add a pop of new color to your home this winter but don't want to change your whole color scheme, go with colored accent candles. You can choose the color opposite of your walls or even something totally random. Changing candles out is totally harmless, and you won't have to make any commitments to paint colors.

7. The best winter nights are spent by the fireplace with friends and family. Get fancy with your in-home firewood display this year. An in-home firewood display is a useful decoration and comes in all shapes and sizes, so pick your favorite and stay cozy all season long.

8. The colder months are always perfect for anything plaid, whether that be shirts, scarves, pillows, comforters, or sheets. Add a plaid throw blanket as the perfect accent piece to your couch or bed this winter.

9. Even though sometimes we want to wish summer back, take advantage of winter and swap out your vibrant summer table accents and vases for some darker toned accent pieces. Doing this will help your house set the wintry mood for all your guests.

10. Lighting can make or break setting the mood for a room. In winter, one easy way to give your house a cozy welcoming feeling is to install warmer colored bulbs. Warm lighting will set the mood to welcome your guests.

Ready for a bigger change? Consider a brand-new color scheme for your home. Refresh your wallpaper, paint, furniture, and/or décor.



TOP 3 HOME TRENDS FOR WINTER 2022

#1 “Hidden” Kitchens

Trending open concept kitchens pose the struggle of creating a seamless flow of inviting warmth from living space to workspace. The “hidden” kitchen now gives way to a more defined approach of “hidden storage” and fully integrated appliances to conceal unsightly appliances that would normally clutter a countertop and disrupt the feel of comfort that a common area typically evokes.

#2 Smart(er) Appliances

The next level of smart appliances boasts even more features than we’ve ever conceived. From fridges that text you when you run out of milk to dryers that message you when the load is done, being

connected to your home has been on an exciting upward trend. In 2022, convenience marries time saving, multitasking capabilities that are sure to make life a breeze. New smart features allow you to use voice control and download recipes and even network-enabled diagnostics, so you never have to be surprised by a down appliance again.

#3 Healthier, Easier Cooking

Fast, healthy cooking is on the upward spiral within our homes, now more than ever. With convection steam ovens, induction stovetops and air fryers growing in popularity, 2022 looks to steer us even closer to achieving resolutions with the help of better home cooking. Appliances become more accessible and easier to integrate and use as they undergo greater changes. New ones appear that make our lives easier as manufacturers innovate to create more efficient and effective appliances.





Kathy's Favorite Winter Recipe: Buttery Almond Cake



Cake

1 pkg white cake mix
1/3 C butter (melted)
1 tsp almond extract

Frosting

1 ½ C butter (softened)
4 C powdered sugar
1 tsp almond extract
3 T milk
1 C sliced almonds

Preheat oven to 350 degrees. Make cake batter according to the package directions, substituting melted butter for oil, and adding almond extract to the batter. Bake in two 9" cake pans as directed on package. Let cool. Blend all frosting ingredients except almonds. Frost one cake layer and top with ½ C almonds. Place second layer on top. Frost the rest of the cake and top with the rest of the almonds.

Home Safety

Do a test of your smoke detectors and your carbon monoxide detectors. Replace the batteries if needed or install long-lasting 10-year lithium smoke detectors in every bedroom in your home and in the kitchen area.

Winterizing Tip

One way to make sure your home is taken care of during the winter months is to drain your outdoor pipes and water hoses before the first freeze. After doing so, you should also be sure to cover up those outdoor pipes and faucets with some sort of insulation. Doing both tasks will ensure that your pipes do not bust or freeze when temperatures drop.





WHAT IS A CRS? (CERTIFIED RESIDENTIAL SPECIALIST)

CRS, or Certified Residential Specialist, is an elite professional Realtor®. Through advanced training, education, and significant experience requirements, a CRS brings experience, ethics, and negotiation skills that ensure successful and worry-free real estate transactions. Maintaining a strict code of ethics and minimizing risks on your behalf, Kathy Sherman—one of only two Certified Residential Specialists in Hot Springs Village—can help make your home buying or selling experience a success!

WHY A REALTOR®?

Selling a house can be a fun and exciting process, but it can also be stressful and aggravating at times. Having a professional on-hand to look out for your best interests is essential. The real estate market is in constant flux.

Unless you are a professional REALTOR®, it is difficult to be fully aware of everything that is going on in your local market. Hiring a REALTOR®—like Kathy Sherman, Executive Broker with RE/MAX of Hot Springs Village—provides the market knowledge you need to get the best results from your sale. Many of the things that are stressful or aggravating can be handled if you know what to expect ahead of time. While a home is listed, Kathy takes care of a lot behind the scenes, so the seller never needs to worry. Her mission is simple: To help you sell your house for the highest amount the market will bear in as short a time as possible! While Kathy can't predict exactly how much the market will bear, she assures you she will help you get as much as possible!

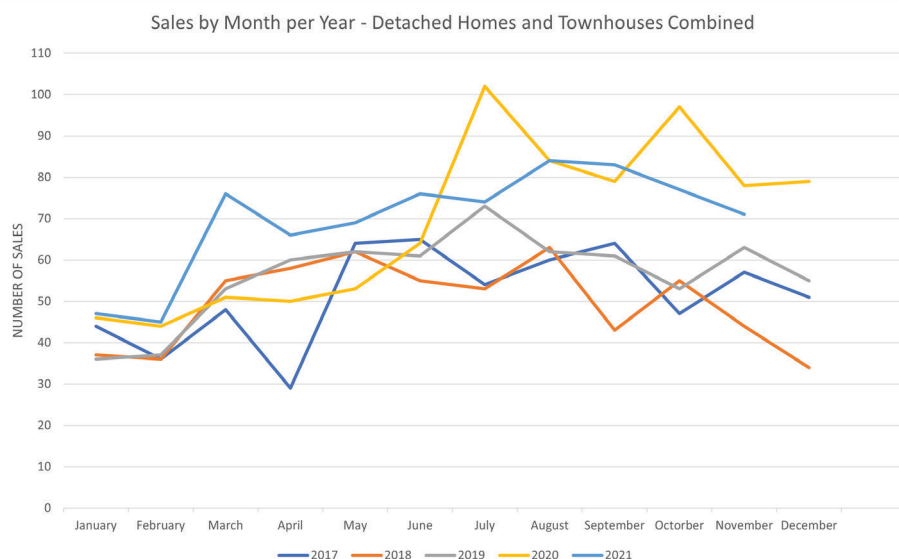
Representation – Kathy will represent you and is working for you to win!

Decision Making – No need to worry about “how the market is doing,” Kathy will create the reports and explain the current market conditions to you!

Negotiation – You want the most for your home, and Kathy Sherman is there to guide you through offers to decide on the best one for your situation!

DID YOU KNOW?

The Hot Springs Village real estate market remained strong through 2021. At the time of this writing, there have been 283 lots sold at an average sale price of \$20,286; the average list time before receiving an offer is 154 days. At this time, there have been 791 detached homes and townhouses sold in 2021, with an average sale price of \$281,703 and an average list time of 23 days.



“

All markets are seeing strong conditions and home sales are the best they have been in 15 years.” Yun says the housing sector’s success will continue, but he doesn’t expect performance in 2022 to exceed 2021. He goes on to say, “more housing inventory will hit the market, and the intense multiple offers will start to ease. Home prices will continue to rise but at a slower pace.” Yun projected that mortgage rates will increase only slightly in the coming months.

-Lawrence Yun, Chief Economist
for the National Association
of Realtors.

THE DATA AT A GLANCE

	2021	2022
Interest Rates	Below 3%	Around 3.5%
Home Price Appreciation	20%+	10-15%
Annual Home Starts	1.6 million	1.7 million
Share of Cash Sales	20-25%	20-25%

This information was taken from current CRS site



Meet Kathy Sherman

Kathy Sherman is an award-winning RE/MAX Executive Broker with a long history of success.

She became a Realtor® in 2005, starting with Cooper Homes as a New Homes Consultant. In 2007, she joined RE/MAX of Hot Springs Village and has been there ever since. In 2017, she earned the RE/MAX Hall of Fame award and has consistently been awarded the 100% Club ranking by RE/MAX. She has been a Platinum Level Realtor® for the past three years, selling \$5 million or more each year.

As a CRS (Certified Residential Specialist), Kathy has the experience, ethics, and negotiating skills to ensure a successful, worry-free real estate experience.

“I am here to assist you with all of your real estate needs!” says Sherman.



c/o Kathy Sherman
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New listing? Looking to buy?
Need help with construction or property lots? Call me!



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